

YARMOUTH WAY CONDOMINIUM ASSOCIATION INC.

2018 Annual Meeting Minutes

Location: 4625 17th Street Date & Time: Thurs Dec 6, 2018 – 6:30 PM

MEETING ATTENDEES

| | | | |
|-------------------------------|-------------------------------------------------------|---------------------------------|---------------------------------|
| HOA Board Members Present | Cathy Badell, Sabrina Neu, Drake Elkins, Steve Muller | Quorum Met? (25% = 7 Owners) | Yes |
| HOA Board Members Not Present | N/A | Other HOA Member Attendees | Lauren (4626 16 th) |
| Property Mgmt Co Attendees | Helen Cartwright | Guest Attendees | N/A |

AGENDA

1. **Meeting Called to Order** – At 6:37 pm. Quorum is met. Five owners plus two proxies = 7 owners.
2. **Approval of 2017 Annual Meeting Minutes** - Motion by Steve to approve annual minutes from 2017 and seconded by Cathy. Motion passed.
3. **President’s Report**
 - a. Master HOA
 - a. Steve Muller is the new rep and attended the October 29 meeting.
 - b. Snow Removal - Reduced ice control within YW – ice melt buckets at mailboxes
 - c. Asphalt and concrete maintenance is deferred to 2019; will be getting updated bids.
 - d. 16th Street is now occupied
 - e. Master HOA backflow did not get done, but YW got done
 - f. Property taxes for Master HOA still unresolved.
 - b. YW HOA
 - a. Many sprinkler leaks / repairs in 2018
 - b. 4 units turned over to new owners
4. **Treasurer’s Report / 2019 Budget**
 - a. On budget for income, slightly under budget for admin, slightly under for insurance -- didn’t go up as much as anticipated, utilities are slightly overbudget – probably due to big leak. Buildings repairs under budget, grounds maintenance under budget, sprinkler repairs over budget. All transfers completed.
 - b. Master HOA dues for 2019 went up significantly for snow removal overage in 2018 and expected snow removal in 2019.
 - c. Expenses are projected to be a bit higher in 2019 but board decided to not increase dues in 2019
5. **2019 Projects**
 - Woonerf mulch, rocks, trim around the utility fence
 - Cleanup along south facing sidewalk/fence with 16th Street HOA
 - Concrete in alley, probably asphalt too
6. **Election of Directors**
 - a. Lauren motions to re-elect the HOA Board for 2019.
7. **Homeowners’ Concerns**
 - a. **NECO-Pass Program** - Seven people interested and possibly six more.
 - b. **House Painting** - Already pushed back one year from original plan, will maintain the Sept 30, 2019 deadline and send out additional details.
8. **Adjourn**
 - a. With no further business to discuss, the meeting adjourned at 7:35 pm.